

**PLANNING AND ZONING COMMISSION
STAFF REPORT**



June 16, 2016

FP16-01: proposed Final Plat of Sierra Ridge Estates – Phase 2

SIZE AND LOCATION: 5.885 acres of land out of the Stephen F. Austin League, Abstract 63, located east of Tabor Road (FM 974) between Elkhorn Trail and Nuches Lane

EXISTING LAND USE: vacant acreage

ZONING: Residential District - 5000 (RD-5)

APPLICANT(S): L&BS Investments L.L.C. – Bill Stroman

AGENT(S): Payne Industries

STAFF CONTACT: Randy Haynes, AICP, Senior Planner



PROPOSED SUBDIVISION AND STAFF RECOMMENDATION:

The subject property is 5.885 acres in size and proposed to be the second of two phases planned for the 13.6 acre Sierra Ridge Estates Subdivision. Sierra Ridge Estates is located east of Tabor Road (FM 974) midway between Milberger Street and Nuches Lane. The first subdivision phase, approved by the Planning and Zoning Commission on October 11th, 2007, created 26 lots intended for single-family residential use on the property arranged on either side of the first segment of Elkhorn Trail. Also included in Phase one was a single 1.77 acre lot adjoining the north side of the residential development. That larger

tract is zoned Office District (C-1) and is occupied by the business offices of the applicant. The proposed final plat of this second subdivision phase shows a loop extension of Elkhorn Trail, a local street that will wrap around the north side of the 1.77-acre office tract, and will ultimately intersect with Tabor Road (FM 974). The Elkhorn Trail extension is a 50-foot wide right-of-way with 27 feet of pavement width, which the 26 lots intended for single-family residential use are proposed to take access.

Tabor Road (FM 974) is a TxDOT Farm-to-Market road in addition to being classified as a minor arterial street on the City's Thoroughfare Plan. Extending from a 20-foot wide tract previously dedicated by the Final Plat for Sierra Ridge – Phase 1, recorded in 2009, this final plat similarly dedicates a 20-foot by 606 foot strip of right of way for Tabor Road.

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.